

**EXHIBIT A – FINDINGS
DRC2012-00017 Swift**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (ED12-213), pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq., has been issued on October 30, 2014 for this project.

Minor Use Permit/Coastal Development Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan / Local Coastal Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan / Local Coastal Plan policies. The proposed single family residence is an allowed use in the Agriculture land use category and all development would be located on other than prime agricultural soils; the project included a geologic report concluding that the project site is geologically suitable for the proposed development; the proposed residence would not be visible from major public viewing corridors; and the project is conditioned to plant 44 new oak trees to mitigate its impacts on 17 oaks (5 removed and 12 impacted).
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code. The proposed project is an allowed use in the Agriculture land use category and complies with applicable height, setbacks, and other applicable development standards.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the subject parcel is located over five miles east of the shoreline and would not inhibit access to the coast.